



MURANO PL

2 (3F1) Murano Place
LEITH | EDINBURGH | EH7 5HH

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Superb starter flat for anyone looking for a quiet, tucked away position, whilst being only a stone's throw from the excellent amenities Leith is well known for, plus regular tram and bus services to the City Centre and out to the airport.

This is a most appealing traditional top floor flat, well presented and quietly positioned to the rear of the building, which is accessed via an entry phone system for security.

- High amenity area - huge choice of shops and eateries only a short walk away
- View to Arthur's Seat across the rooftops
- Living room open plan to fitted breakfasting kitchen with ample storage space
- Double sized bedroom benefiting from a large mirrored fronted wardrobe providing excellent storage
- Shower-room finished off with mixer shower and tiled surrounds
- Entrance hallway
- Double glazed windows
- Gas central heating
- Sanded floors to hall and bedroom
- Secure access to communal stairway
- Shared garden

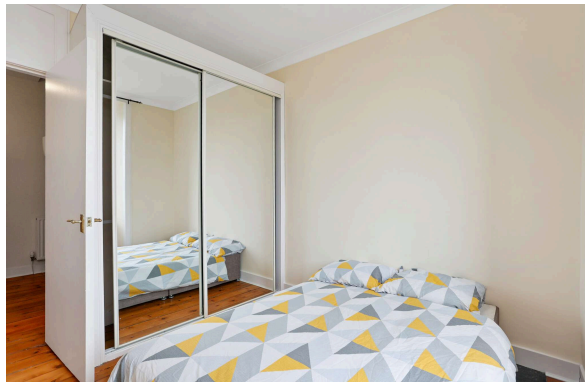
Extras included in this sale will be all fixtures and fittings, built-in oven, hob, fridge, washing machine and all furniture (except bedding and cushions)

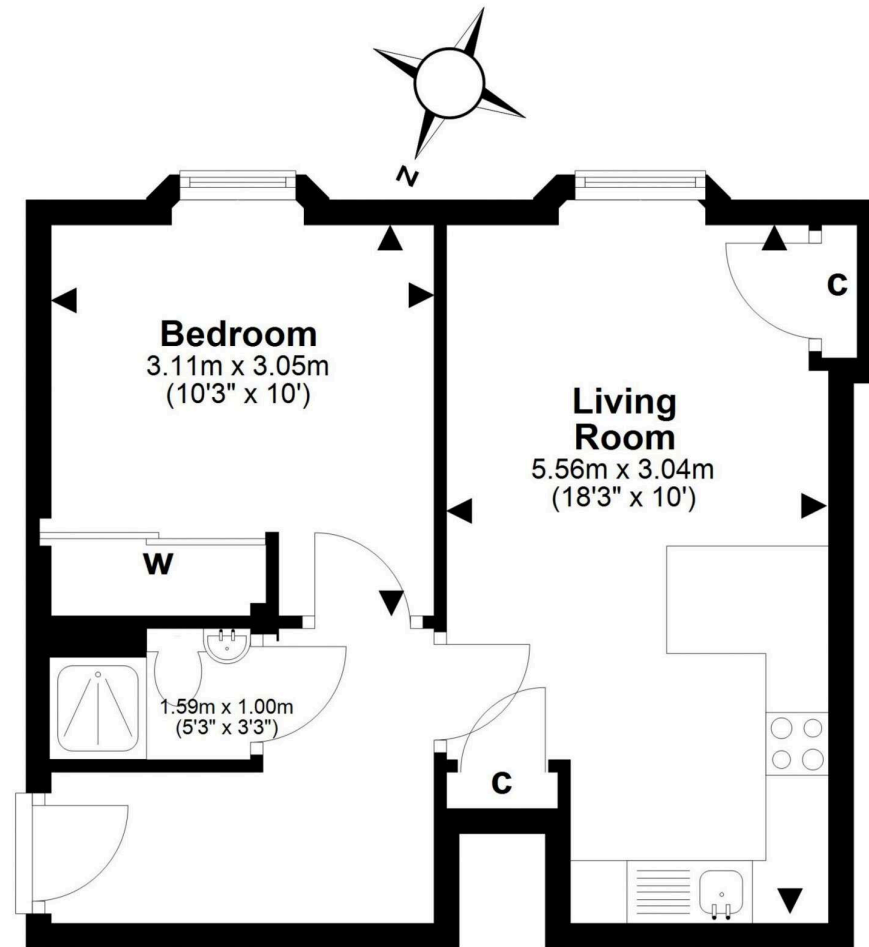
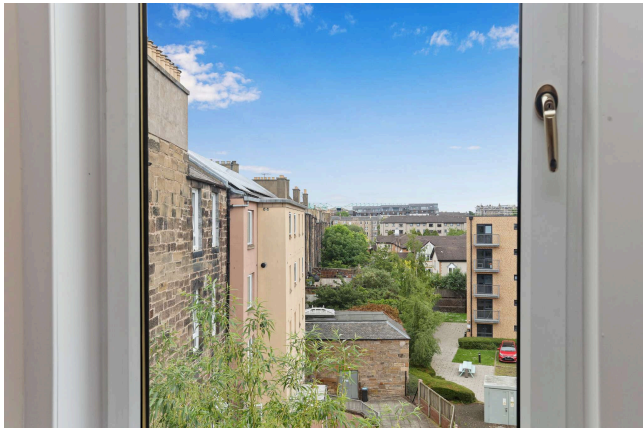
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The vibrant area of Leith is highly sought after - in 2023 Time Out listed it as one of the coolest places to live. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Jazz & Blues Festival, the Leith School of Art, and the newly reopened Leith Theatre. You will find an exceptional selection of shops, international food stores, supermarkets, street food events and a Farmer's Market. Nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multiscreen cinema and gym, and you'll find outstanding retail and food outlets at St James Quarter. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green space of Leith Links. For the fitness enthusiast, Leith Victoria Swim Centre offers a swimming pool, fitness classes and gym. The area benefits from an excellent public transport system with 24-hour buses and a tramline running from Newhaven to Edinburgh Airport.

Energy rating C, Council tax band B. There is no factor associated with this property.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.